



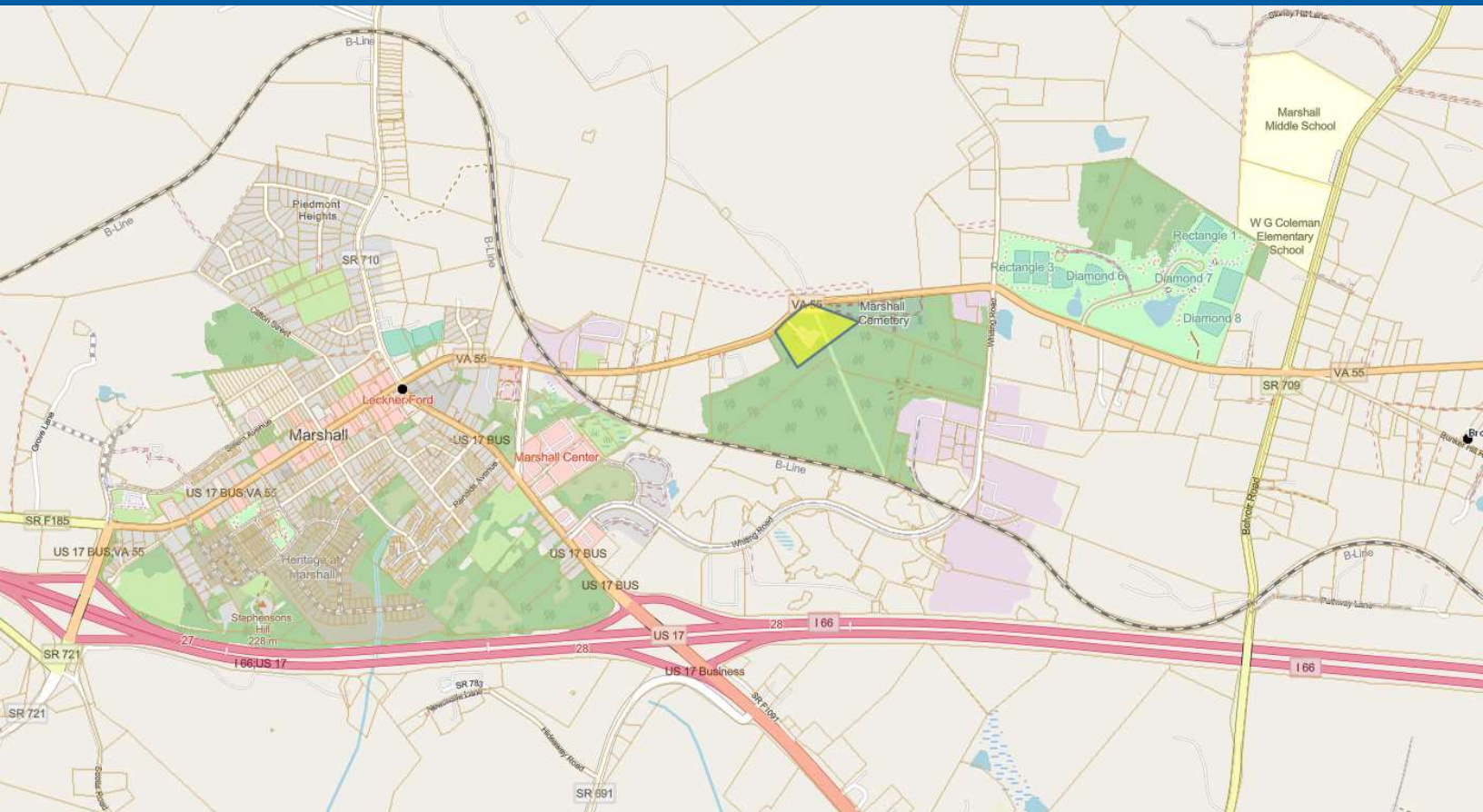
8 ACRES - INDUSTRIAL

E MAIN ST. MARSHALL, VA 20115

OFFERED AT \$2,400,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

8-acre parcel zoned Industrial (I-1) in Fauquier County. Adjoining an additional 12-24 acres of Industrial Land also currently listed for sale; total assemblage could be up to 32 acres zoned I-1.

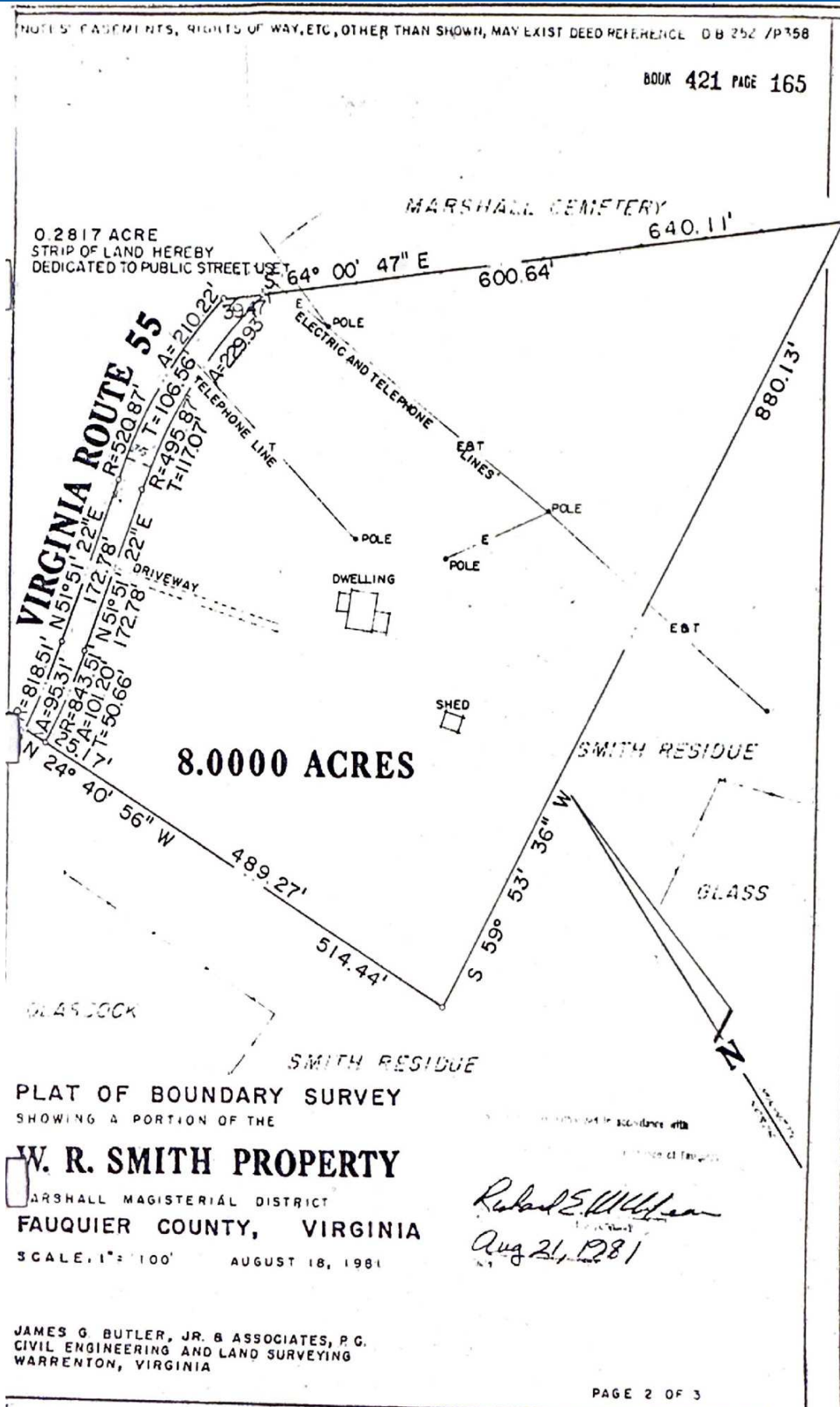
PROPERTY HIGHLIGHTS

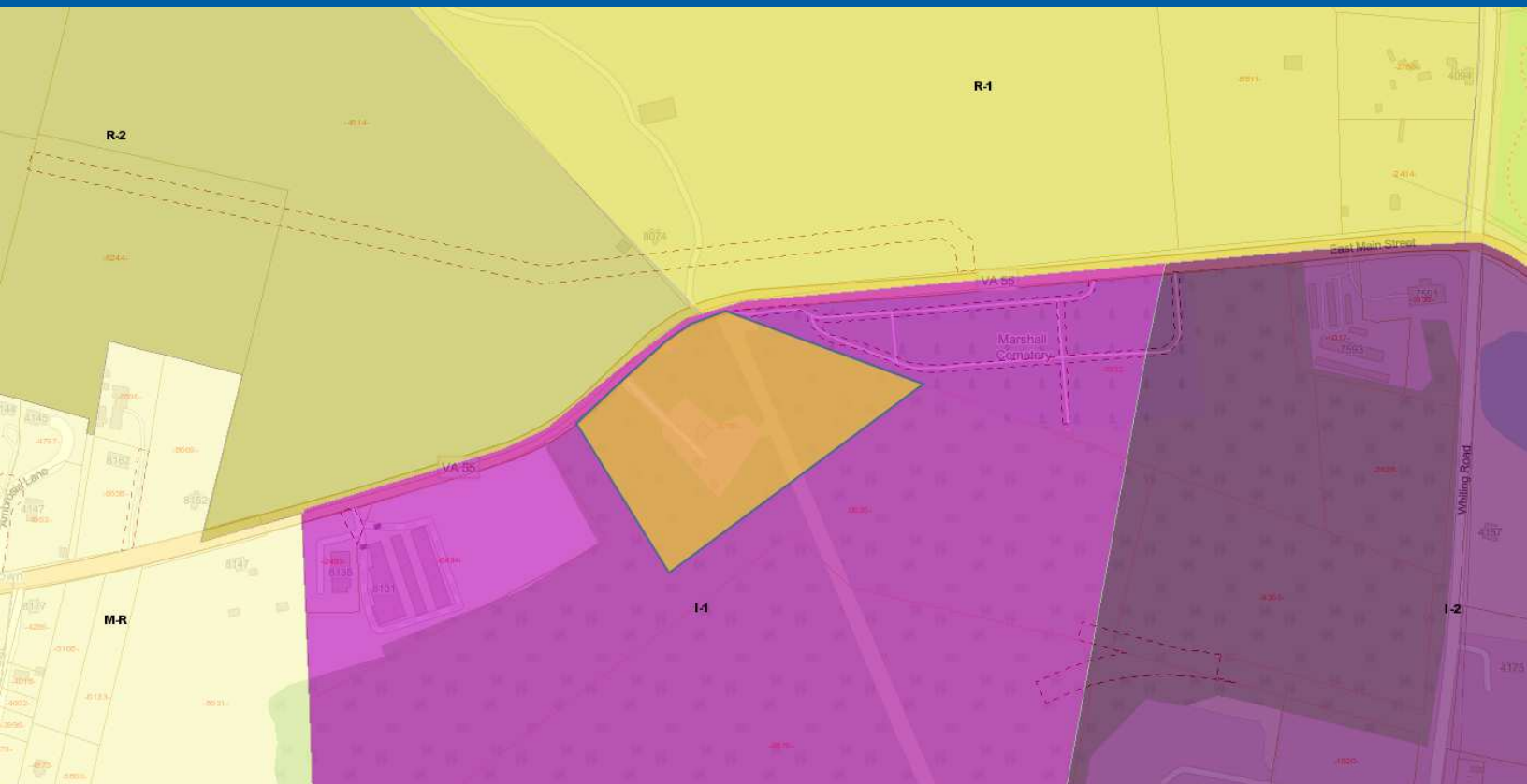
- Access along Rt 55 (Main St) with potential secondary access on Whiting Rd
- 8 acres (can be assembled for up to 32 acres)
- No Re-Zoning necessary; already Industrial (I-1) in Fauquier County

OFFERING SUMMARY

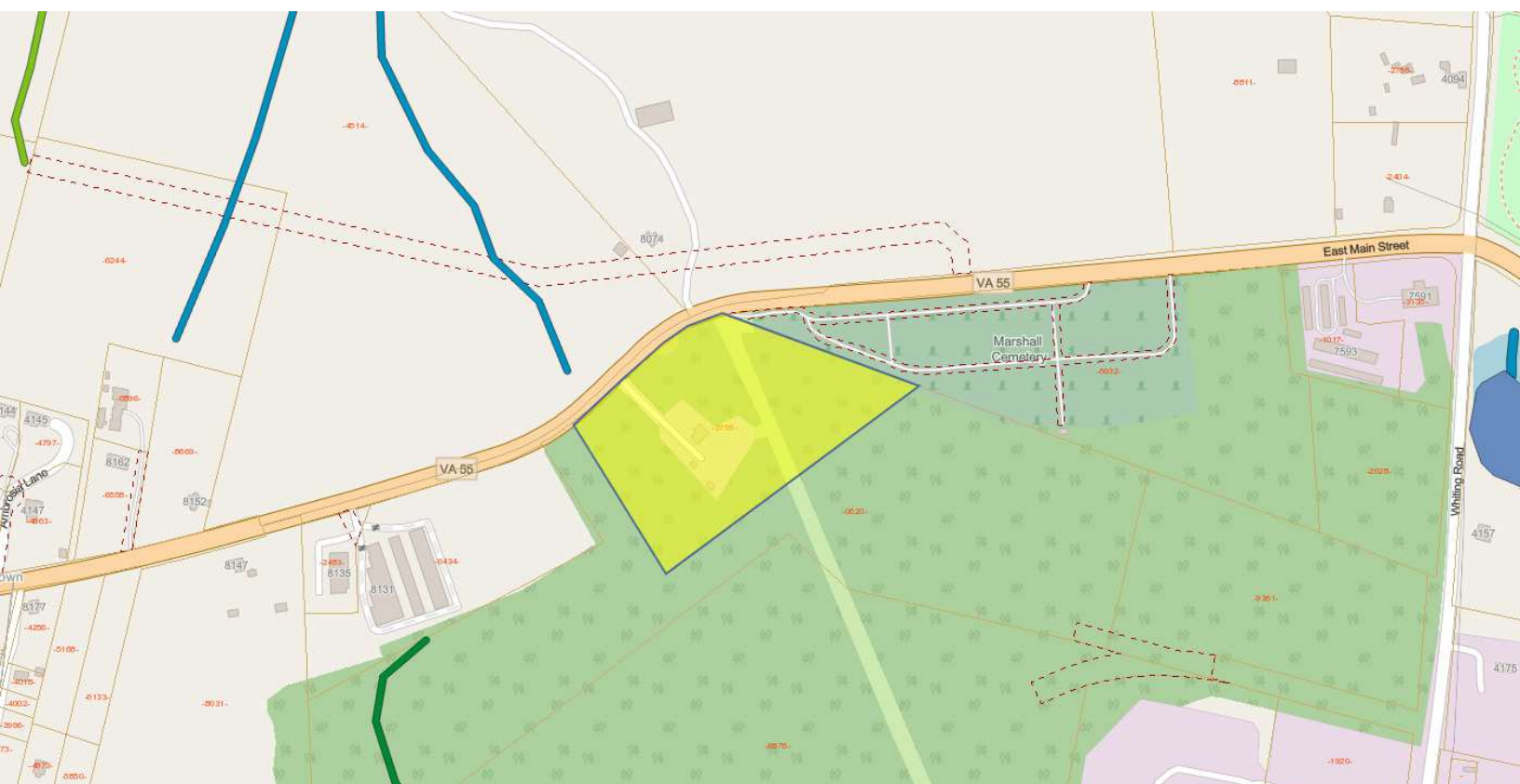
Sale Price:	\$2,400,000
Lot Size:	8 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	393	2,273	16,794
Total Population	1,132	5,843	47,130
Average HH Income	\$164,033	\$158,623	\$193,379





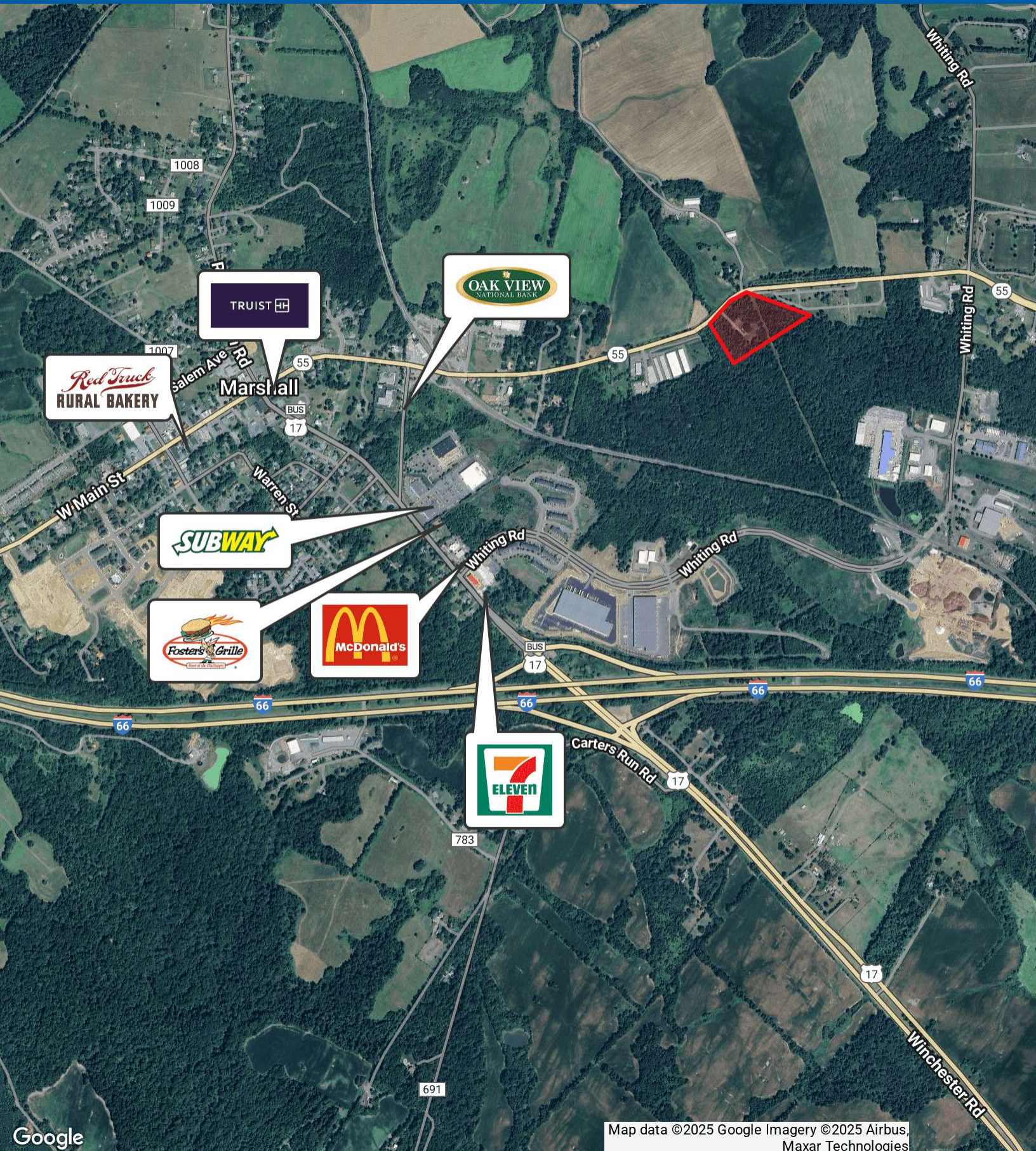
ZONING - Industrial (I-1)

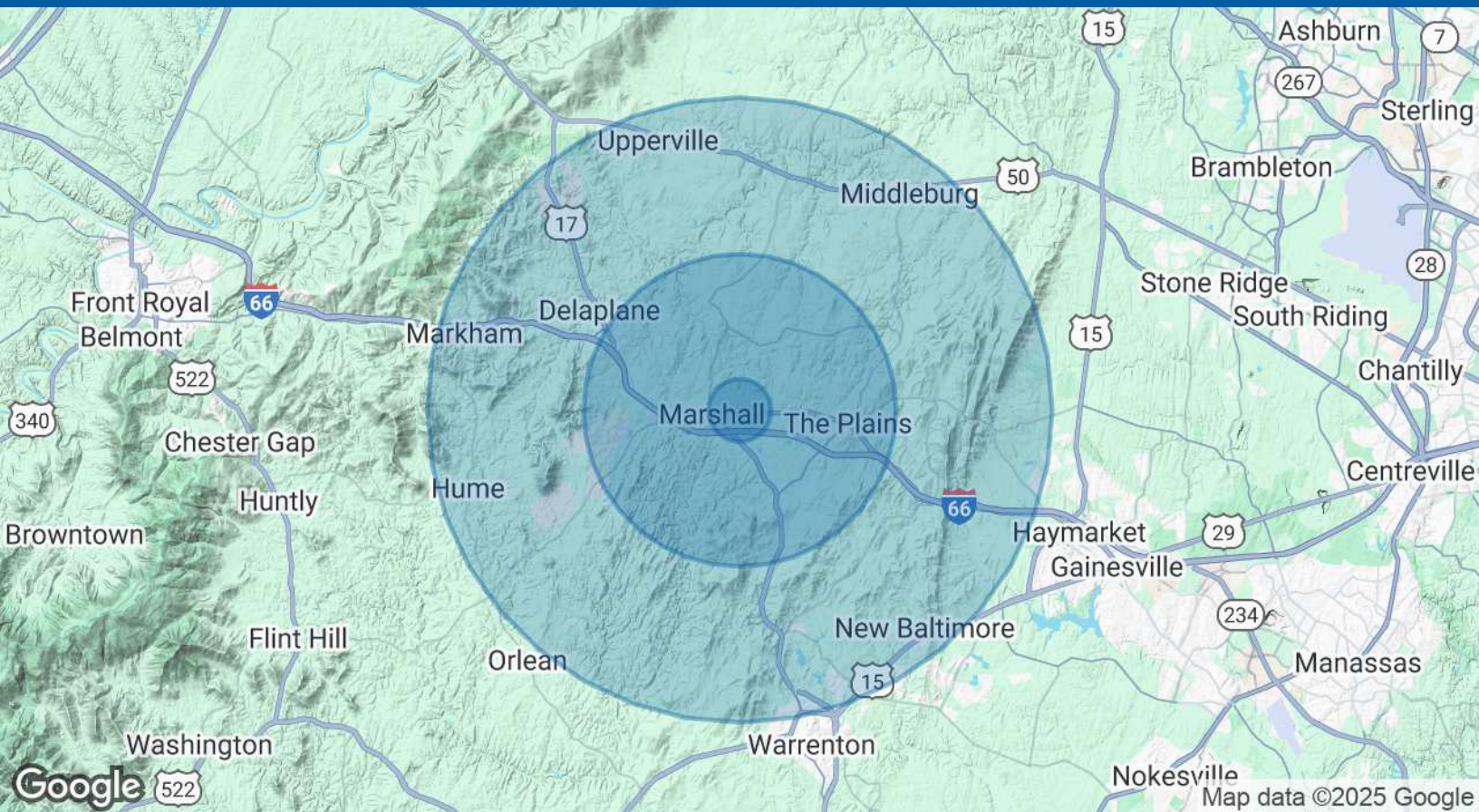


Wetlands Map (None on Property)

CHRIS BERNARD **BILL CHIPMAN**
Senior Associate President/Owner
540.347.2610 540.347.2610
chris@cresinc.us bill@cresinc.us







POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,132	5,843	47,130
Average Age	37	43	42
Average Age (Male)	36	42	41
Average Age (Female)	38	44	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	393	2,273	16,794
# of Persons per HH	2.9	2.6	2.8
Average HH Income	\$164,033	\$158,623	\$193,379
Average House Value	\$618,634	\$796,616	\$744,825

Demographics data derived from AlphaMap